

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Alabama Road, 450' W of
the c/l of Dixie Drive
(307 Alabama Road)
9th Election District
4th Councilmanic District

Andrew B. Bolton, III, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-223-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 307 Alabama Road, located in the Southland Hills community in Towson. The Petition was filed by the owners of the property, Andrew B. Bolton, III, and his wife, Frances B. Bolton. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 6 feet in lieu of the minimum required 10 feet for a proposed addition in accordance with the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements

ORDER RECEIVED FOR FILING

Date

By

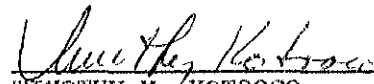
MICROFILMED

of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 25th day of January, 1995 that the Petition for Administrative Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 6 feet in lieu of the minimum required 10 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 1/25/95

By [Signature]

RECEIVED
JAN 26 1995
BALTIMORE COUNTY

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

January 25, 1995

Mr. & Mrs. Andrew B. Bolton, III
307 Alabama Road
Towson, Maryland 21204

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Alabama Road, 450' W of the c/l of Dixie Drive
(307 Alabama Road)
9th Election District - 4th Councilmanic District
Andrew B. Bolton, III, et ux - Petitioners
Case No. 95-223-A

Dear Mr. & Mrs. Bolton:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco", is written over the printed name.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

✓ File



ZONING DESCRIPTION FOR 307 ALABAMA ROAD

Beginning at a point on the south side of Alabama Road which is 50 feet wide at the distance of 450 feet west of the centerline of the nearest improved intersecting street (Dixie Drive) which is 50 feet wide. Being Lot # 5, Section # 6, in the subdivision of Southland Hills as recorded in Baltimore County Plat Book # 12, Folio # 30, containing 8,660 square feet. Also known as 307 Alabama Road and located in the 9th Election District, 4th Councilmanic District.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Townson, Maryland

95--223-A

District: 9th

Date of Posting: 1/6/95

Posted for: Variance

Petitioner: Andrew & Frances Bolton

Location of property: 307 Alabama Rd, S/S

Location of Signs: Facing roadway, on property being zoned

Remarks: _____

Posted by: [Signature]
Signature

Date of return: 1/13/95

Number of Signs: 1





Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-223-A

Account: R-041-6150

Number

224

#224

Date

30 Dec. 1974

Bolton - 307 ALABAMA Rd

010 - 50.00

080 - 35.00

\$85.00

CAM

RECEIVED

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 224

Petitioner: ANDREW B BOLTON III

Location: 307 ALABAMA ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: ANDREW B BOLTON III

ADDRESS: 307 ALABAMA ROAD

TOWSON MD 21204

PHONE NUMBER: (410) 823-1155

AJ:ggs

MAILED 11/11/93

(Revised 04/09/93)



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 5, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-223-A (Item 224)
307 Alabama Road
S/S Alabama Road, 450' W of c/l Dixie Drive
9th Election District - 4th Councilmanic
Legal Owner(s): Andrew B. Bolton, III and Frances B. Bolton

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before January 8, 1995. The closing date (January 23, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Andrew and Frances Bolton

MICROFILMED





Petition for Administrative Variance

95-223-A

to the Zoning Commissioner of Baltimore County

for the property located at 307 Alabama Road

which is presently zoned DR-5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1

To allow a side yard setback of 6 feet in lieu of the required 10 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE BACK SHEET

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s)

ANDREW B. BOLTON III

(Type or Print Name)

Signature

FRANCES B. BOLTON

(Type or Print Name)

Signature

307 Alabama Road

h: 410-823-1155

o: 410-992-6061

Address

Phone No

Towson, MD

21204

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: C.M.H.

DATE: 30 DEC 94

ESTIMATED POSTING DATE: 9 JAN 94

Printed with Soybean Ink
on Recycled Paper

ITEM #: 224

ORDER RECEIVED FOR FILING

Date
By

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 307 Alabama Road
address
Towson, MD 21204
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Our house has three bedrooms and contains approximately 1,600 sq. ft.
of finished living area. With a family of four, there is not enough room
to accommodate our parents visiting from out of town. Their trips are
becoming more frequent and for longer durations. It is important that we
be able to accommodate them at our house. Side porch enclosures are common
in the neighborhood, and in our case provides the only practical means of
increasing living space and adding a fourth bedroom.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Andrew B. Bolton III
(signature)

ANDREW B. BOLTON III
(type or print name)



Frances B. Bolton
(signature)

FRANCES B. BOLTON
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29th day of December, 19 94, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Andrew B. Bolton, III and Frances B. Bolton

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

12/29/94
date

Karen J. Green
NOTARY PUBLIC

My Commission Expires: 12/29/97

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 19, 1995

Mr. and Mrs. Andrew Bolton
307 Alabama Road
Towson, Maryland 21204

RE: Item No.: 224
Case No.: 95-223A
Petitioner: Andrew Bolton, et ux.

Dear Mr. and Mrs. Bolton:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on December 30, 1994.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)





Maryland Department of Transportation
State Highway Administration

O James Lighthizer
Secretary
Hal Kassoff
Administrator

1-19-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: * 224 (CAM)

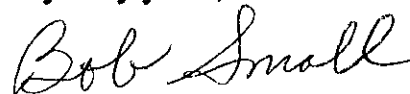
Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

INTEROFFICE CORRESPONDENCE

Date: January 13, 1995

FROM: Robert W. Bowling, Chief
Developers Engineering Section

SUBJECT: Zoning Advisory Committee Meeting
For January 9, 1995
Item #222 & #224

The Developers Engineering Section has reviewed the subject zoning items. There are no comments for subject items.

RWB: jrb

cc: File


RWB16

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: January 9, 1995

From: Pat Keller, Director 
Office of Planning and Zoning

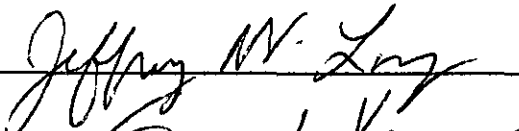
Subject: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comment on the following petitions:

Item Nos. 218, 220, 222, 223, and 224

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:



Division Chief:



JL NC218/PZONE/TXTJWL

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 01/04/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JAN. 9, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 222, 223 AND 224.

RECEIVED

JAN 6 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4861, MS-1102F

cc: File

WIKIRUTIMES



December 20, 1994

Development Control
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Sir or Madam:

Please be advised that the Southland Hills Improvement Association supports the addition proposed by the Boltons at 307 Alabama Road.

Respectfully,

W TALBOT DALEY

W. Talbot Daley
President
Southland Hills Improvement Association

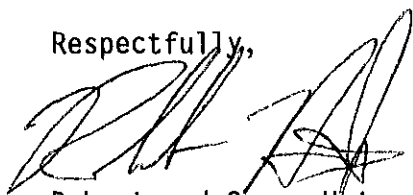
December 20, 1994

Development Control
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Sir or Madam:

Please be advised that we have reviewed the plans and support the addition proposed by the Boltons at 307 Alabama Road.

Respectfully,



Robert and Osann Heisner
305 Alabama Road

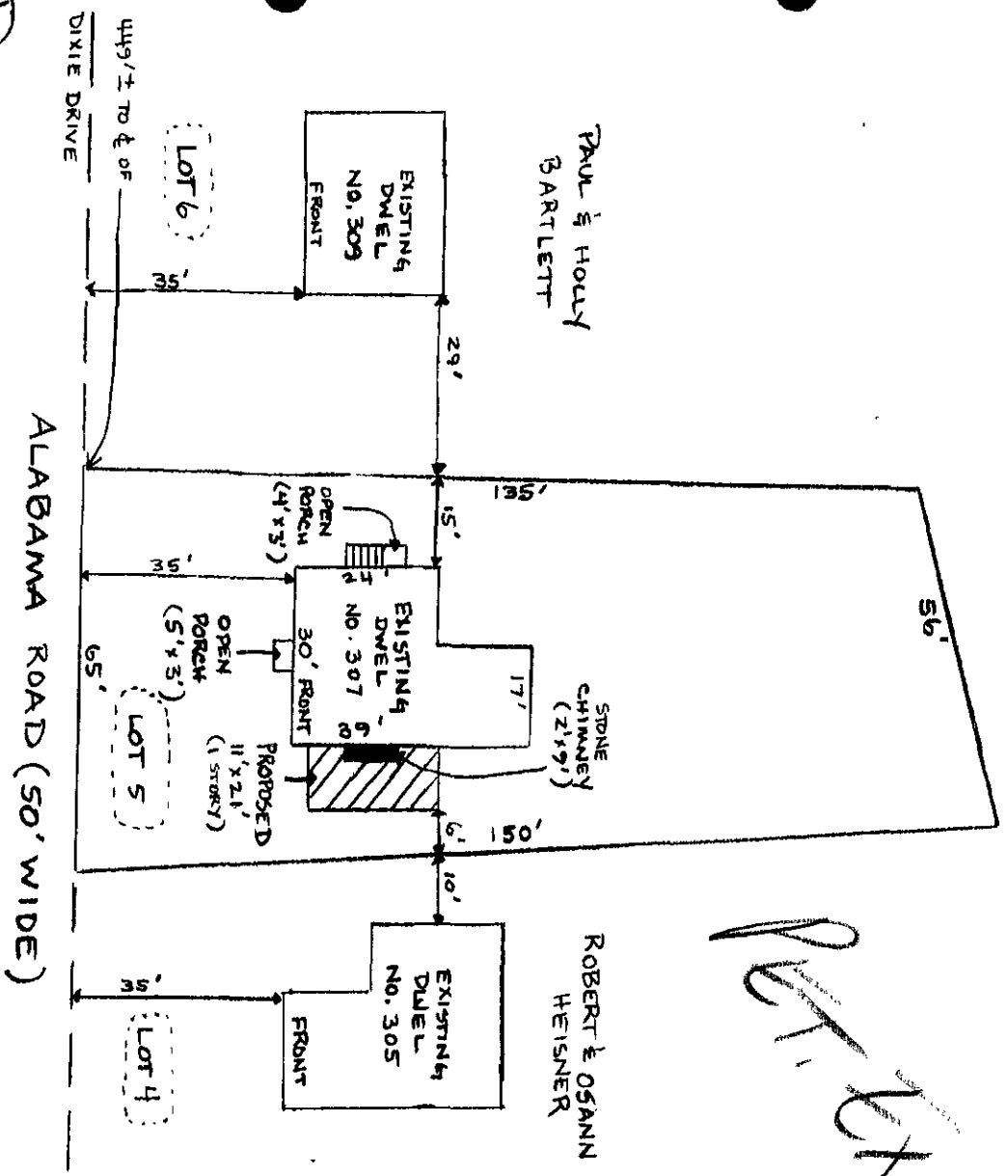
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 307 ALABAMA ROAD see pages 5 & 6 of the CHECKLIST for additional required information

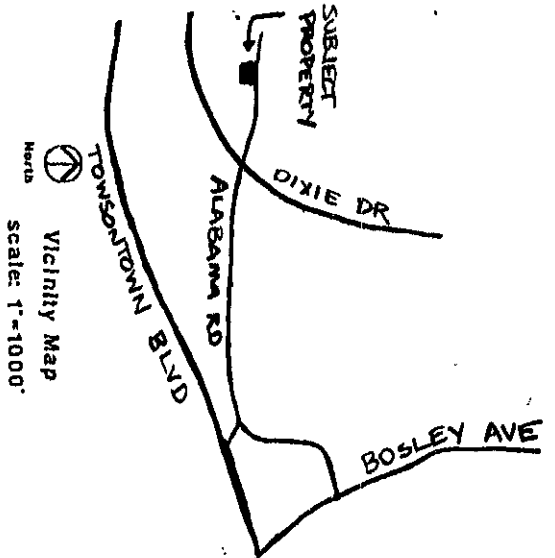
Subdivision name: SOUTHLAND HILLS

plat book # 12, folio # 30, lot # 5, section # 6

OWNER: ANDREW & FRANCES BOLTON



Handwritten signature/initials



LOCATION INFORMATION

Election District: 9

Councilmanic District: 4

1"=200' scale map#: NW-10A

Zoning: DR-5.5

Lot size: .20 8659.58 acreage square feet

SEWER: ☒ public ☐ private
WATER: ☒ yes ☐ no

Chesapeake Bay Critical Area: ☐
Prior Zoning Hearings: NONE

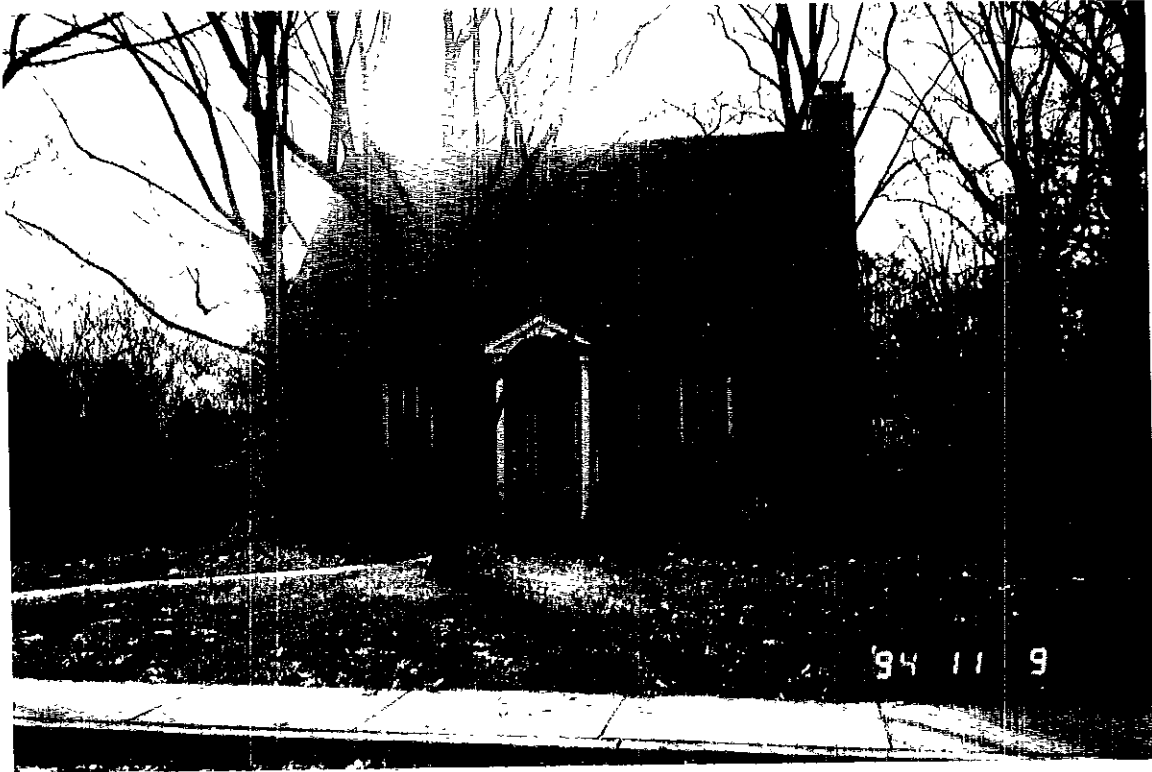
Zoning Office USE ONLY!

reviewed by: AM ITEM #: 224 CASE#:

North
date: 11-30-94
prepared by: ABBS

Scale of Drawing: 1"= 30'

Handwritten number: 95-223-A



FRONT VIEW OF 307 ALABAMA RD



311 1/2 309 ALABAMA ROAD
FRONT VIEW OF TYPICAL HOUSES IN NEIGHBORHOOD 224



SITE OF PROPOSED ADDITION/
307 ALABAMA ROAD



MICROFILMED



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SHEET

LOCATION

SCALE

1" = 200' ±

DATE

OF

PHOTOGRAPHY

JANUARY

1986

TOWSON

MICROFILMED

N.W.

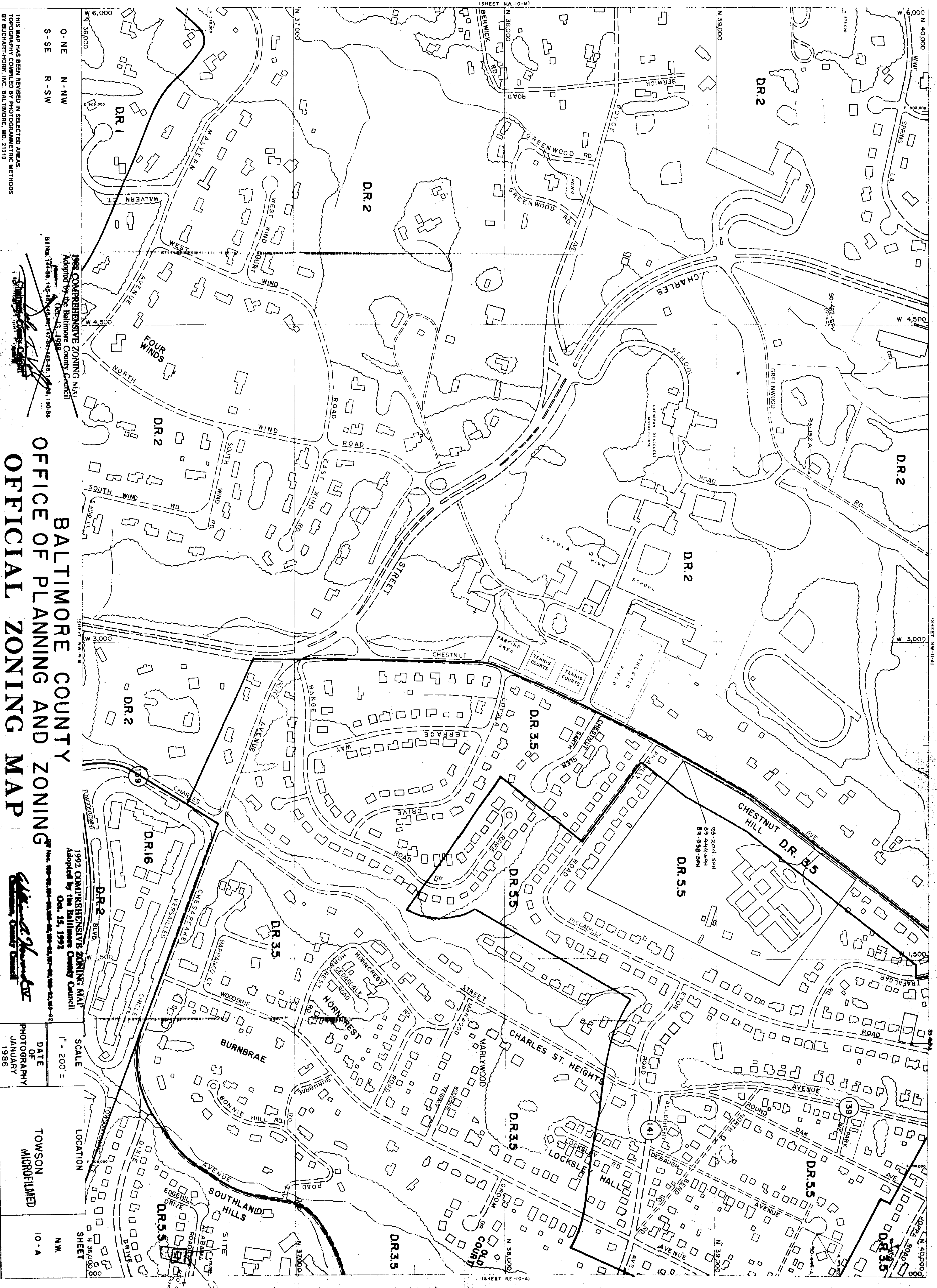
10-A

224

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

95-223-A

95-223-A



THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

O - NE
S - SE
N - NW
R - SW

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
Bill No. 172-86, 145-88, 134-89, 127-89, 124-89, 120-89

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill No. 20-92, 21-92, 22-92, 23-92, 24-92, 25-92, 26-92, 27-92, 28-92, 29-92, 30-92, 31-92, 32-92, 33-92, 34-92, 35-92, 36-92, 37-92, 38-92, 39-92, 40-92, 41-92, 42-92, 43-92, 44-92, 45-92, 46-92, 47-92, 48-92, 49-92, 50-92, 51-92, 52-92, 53-92, 54-92, 55-92, 56-92, 57-92, 58-92, 59-92, 60-92, 61-92, 62-92, 63-92, 64-92, 65-92, 66-92, 67-92, 68-92, 69-92, 70-92, 71-92, 72-92, 73-92, 74-92, 75-92, 76-92, 77-92, 78-92, 79-92, 80-92, 81-92, 82-92, 83-92, 84-92, 85-92, 86-92, 87-92, 88-92, 89-92, 90-92, 91-92, 92-92, 93-92, 94-92, 95-92, 96-92, 97-92, 98-92, 99-92, 100-92

DATE OF PHOTOGRAPHY	SCALE	LOCATION	TOWNSHIP
JANUARY 1986	1" = 200' ±	NW	MICROFILMED
			10-A

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Alabama Road, 450' W of
the c/l of Dixie Drive
(307 Alabama Road)
9th Election District
4th Councilmanic District

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-223-A

Andrew B. Bolton, III, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 25th day of January, 1995 that the Petition for Administrative Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 6 feet in lieu of the minimum required 10 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 1/25/95
By [Signature]

- 2 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

January 25, 1995

Mr. & Mrs. Andrew B. Bolton, III
307 Alabama Road
Towson, Maryland 21204

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Alabama Road, 450' W of the c/l of Dixie Drive
(307 Alabama Road)
9th Election District - 4th Councilmanic District
Andrew B. Bolton, III, et ux - Petitioners
Case No. 95-223-A

Dear Mr. & Mrs. Bolton:

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In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

☒ file

Printed with Soybean Ink
on Recycled Paper

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 307 Alabama Road

TOWSON, MD 21204
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate veracity or practical difficulty)

Our house has three bedrooms and contains approximately 1,600 sq. ft. of finished living area. With a family of four, there is not enough room to accommodate our parents visiting from out of town. Their trips are becoming more frequent and for longer durations. It is important that we be able to accommodate them at our house. Side porch enclosures are common in the neighborhood, and in our case provides the only practical means of increasing living space and adding a fourth bedroom.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Andrew B. Bolton III
ANDREW B. BOLTON III
(Type or print name)

Frances B. Bolton
FRANCES B. BOLTON
(Type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29th day of December, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Andrew B. Bolton III and Frances B. Bolton

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

12/29/94
NOTARY PUBLIC
My Commission Expires: 12/29/97

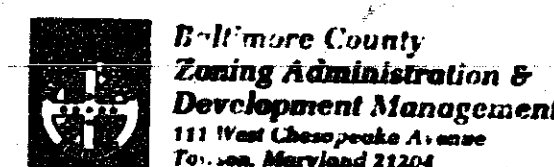
ZONING DESCRIPTION FOR 307 ALABAMA ROAD

Beginning at a point on the south side of Alabama Road which is 50 feet wide at the distance of 450 feet west of the centerline of the nearest improved intersecting street (Dixie Drive) which is 50 feet wide. Being Lot # 5, Section # 6, in the subdivision of Southland Hills as recorded in Baltimore County Plat Book # 12, Folio # 30, containing 8,660 square feet. Also known as 307 Alabama Road and located in the 9th Election District, 4th Councilmanic District.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY 95-223-A
Towson, Maryland

District 9th Date of Posting 1/16/95
Posted for: Variance
Petitioner: Andrew & Frances Bolton
Location of property: 307 Alabama Rd., S/S
Location of Signs: Facing Roadway, on property being taken
Remarks: _____
Posted by: [Signature] Date of return: 1/17/95
Number of Signs: 1



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
95-223-A

Account: B-001-0318

Number 26 #224

CAM

Date 30 Dec 1994

Bolton - 307 Alabama Rd.

010 - 50.00

080 - 35.00

185.00

Please Make Checks Payable To Baltimore County
887-3391

Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 307 Alabama Road

which is presently zoned DR-5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1

To allow a side yard setback of 6 feet in lieu of the required 10 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

SEE BACK SHEET

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do solemnly declare and affirm under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s):

ANDREW B. BOLTON III

Andrew B. Bolton III

FRANCES B. BOLTON

Frances B. Bolton

Signature

h: 410-823-1155

307 Alabama Road o: 410-992-6061

Address

Towson, MD 21204

City State Zip Code

Name Address and phone number of representative to be contacted

Address Phone No.

Address Phone No.

ORDER RECEIVED FOR FILING
Date 1/25/95
By [Signature]

REVIEWED BY: CAM DATE: 3-21-94
ESTIMATED POSTING DATE: 9 JAN 94

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on Recycled Paper

ITEM #: 224

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on Recycled Paper

Zoning Commissioner of Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3333

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Johnson
ARNOLD JOHNSON, DIRECTOR

For newspaper advertising:

Item No.: 224

Petitioner: ANDREW B. BOLTON III

Location: 307 ALABAMA ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: ANDREW B. BOLTON III

ADDRESS: 307 ALABAMA ROAD

TOWSON MD 21204

PHONE NUMBER: (410) 823-1155

AJ:ggg

(Revised 04/09/93)

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on Recycled Paper

13

224

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 5, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-223-A (Item 224)
307 Alabama Road
4501 W of c/l Dixie Drive
9th Election District - 4th Councilmanic
Legal Owner(s): Andrew B. Bolton, III and Frances B. Bolton

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before January 8, 1995. The closing date (January 23, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl Jablon
Arnold Jablon
Director

cc: Andrew and Frances Bolton

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 19, 1995

Mr. and Mrs. Andrew Bolton
307 Alabama Road
Towson, Maryland 21204

RE: Item No.: 224
Case No.: 95-223A
Petitioner: Andrew Bolton, et ux.

Dear Mr. and Mrs. Bolton:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on December 30, 1994.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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on Recycled Paper



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

1-19-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: *224 (CAM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration
and Development Management
Date: January 13, 1995

FROM: Robert W. Bowling, Chief
Developers Engineering Section

SUBJECT: Zoning Advisory Committee Meeting
For January 3, 1995
Item #222 & #224

The Developers Engineering Section has reviewed the subject zoning items. There are no comments for subject items.

RWB:jrb

cc: File

RWB:6

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management
DATE: January 9, 1995

From: Pat Keller, Director
Office of Planning and Zoning

Subject: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comment on the following petitions:

Item Nos. 218, 220, 222, 223, and 224

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*
Division Chief: *Carol L. Kern*

JL NC218/PZONE/TXTJWL

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 01/09/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1108

RE: Property Owners SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JAN. 9, 1995.

Item No.: SEE BELOW
Zoning Agency:

Contentment:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

9. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 222, 223 and 224.

RECEIVED
JAN 6 1995
ZADM

REVIEWER: LT. ROBERT P. SALLERWALD
Fire Marshal Office, PHONE 887-4851, MS-1108F

cc: File

Printed on Recycled Paper

December 20, 1994

Development Control
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Sir or Madam:

Please be advised that the Southland Hills Improvement Association supports the addition proposed by the Boltons at 307 Alabama Road.

Respectfully,

W. Talbot Daley
W. Talbot Daley
President
Southland Hills Improvement Association

December 20, 1994

Development Control
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

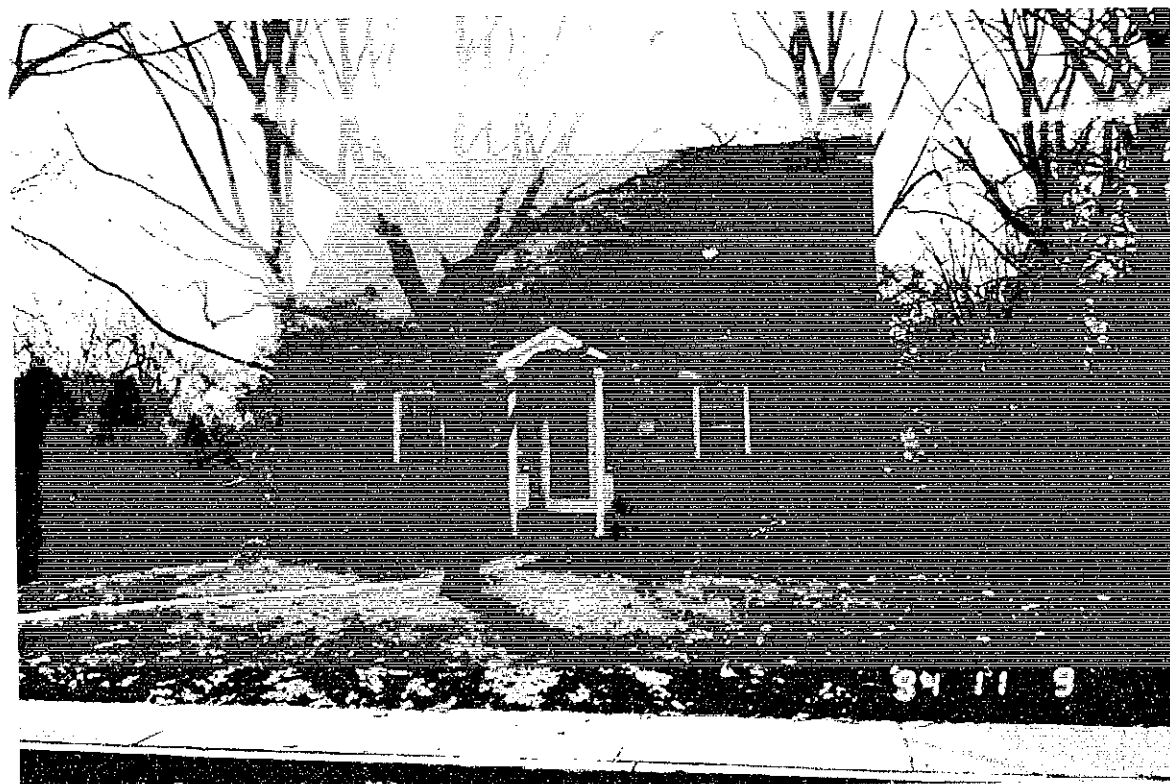
Dear Sir or Madam:

Please be advised that we have reviewed the plans and support the addition proposed by the Boltons at 307 Alabama Road.

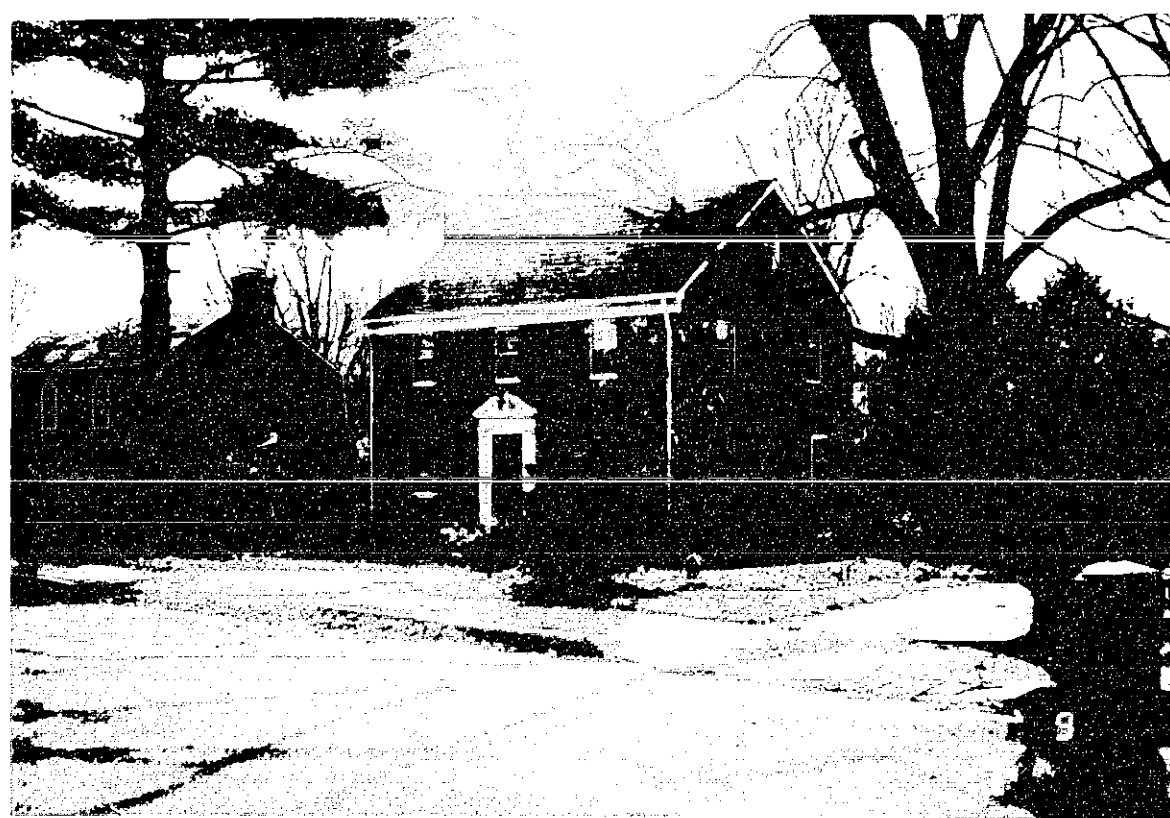
Respectfully,

Robert and Osann Heisner
Robert and Osann Heisner
305 Alabama Road

95-223-A



FRONT VIEW OF 307 ALABAMA RD



311 & 309 ALABAMA ROAD
FRONT VIEW OF TYPICAL HOUSES IN NEIGHBORHOOD 224

95-223-A



SITE OF PROPOSED ADDITION
307 ALABAMA ROAD



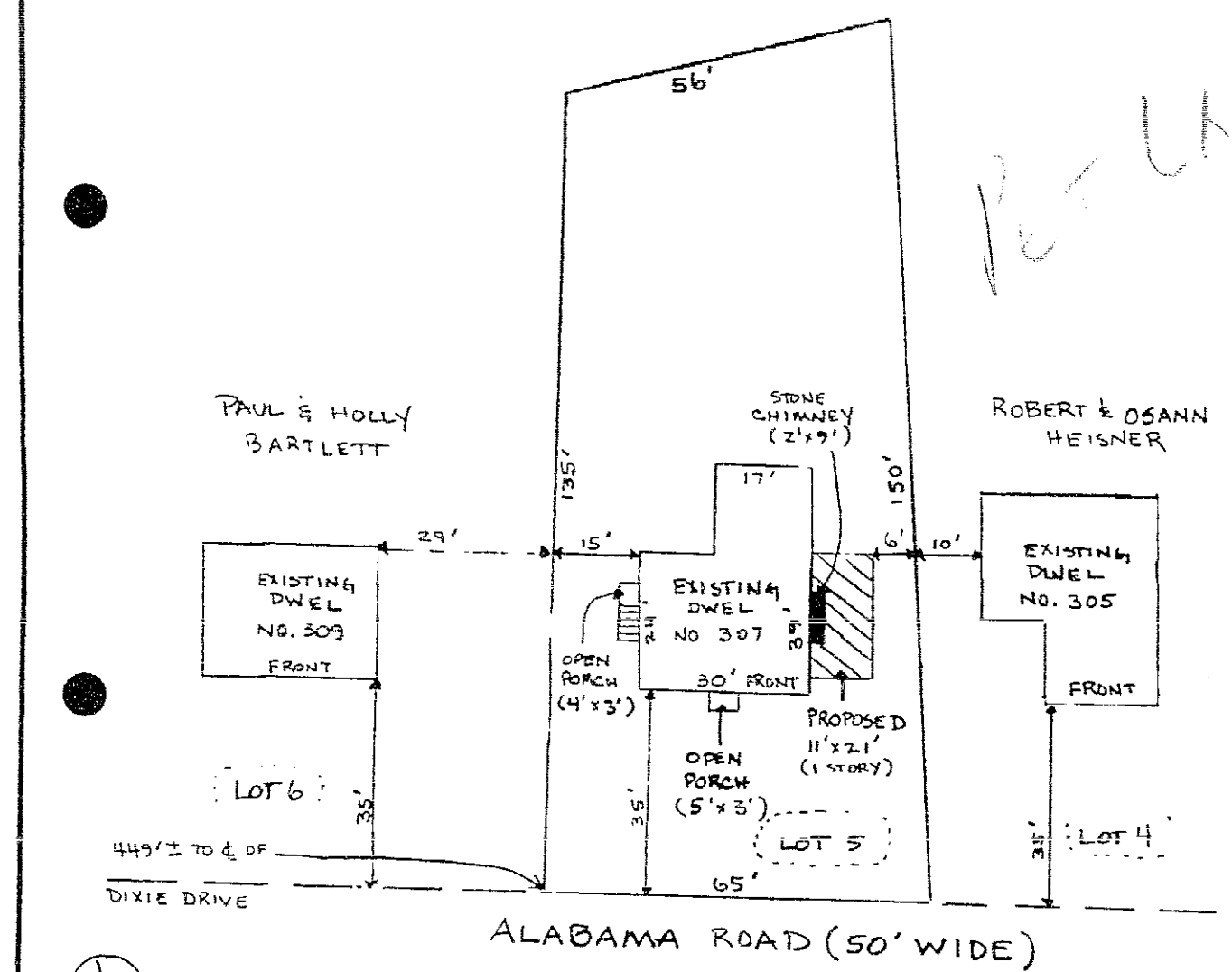
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 307 ALABAMA ROAD see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: SOUTHLAND HILLS

plat book # 12, folio # 30, lot # 5, section # 6

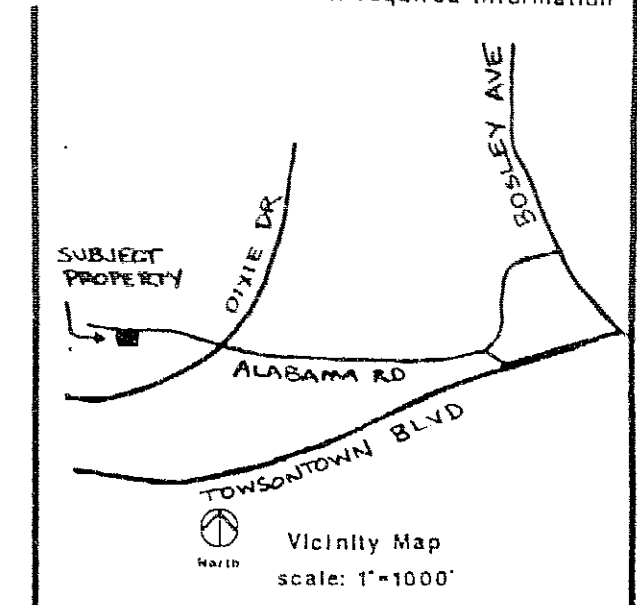
OWNER: ANDREW & FRANCES BOLTON



North
date: 11-30-94
prepared by: ABBS

Scale of Drawing: 1" = 30'

95-223-A



LOCATION INFORMATION

Election District: 9

Councilmanic District: 4

1"=200' scale map #: NW-10A

Zoning: DR-5.5

Lot size: .20 acreage 8659.58 square feet

SEWER: ☒ PUBLIC ☐ PRIVATE

WATER: ☒ PUBLIC ☐ PRIVATE

Chesapeake Bay Critical Area: ☐ YES ☒ NO

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: PAM ITEM #: 224 CASE #:

This is a detailed black and white map of a residential area in Pittsburgh, PA. The map shows a network of streets, including Charles Avenue, Greenwood Road, Chestnut Hill, and various local streets like West Wind Court, South Wind Road, and Burnbrae. Several parks and recreational areas are marked, such as Athletic Field and various tennis courts. The map is divided into different zoning districts, labeled as DR.2, DR.3.5, DR.5.5, and DR.16. The map also includes a grid system with coordinates, with North at the top. The map is oriented with North at the top and includes a grid system with coordinates.

224

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

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